Local Market Update – June 2026

Provided by OneKey® MLS

Bay Shore

Bayshore and Brightwaters in Suffolk County

Single-Family Homes	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	35	**45**	+ 28.6%	456	**417**	- 8.6%
Closed Sales	31	**18**	- 41.9%	379	**315**	- 16.9%
Days on Market Until Sale	30	**59**	+ 96.7%	43	**40**	- 7.0%
Median Sales Price*	$605,000	**$641,500**	+ 6.0%	$620,000	**$645,000**	+ 4.0%
Percent of Original List Price Received*	104.5%	**98.4%**	- 5.8%	102.6%	**101.5%**	- 1.1%
Inventory of Homes for Sale	82	**54**	- 34.1%	75	**68**	- 9.3%

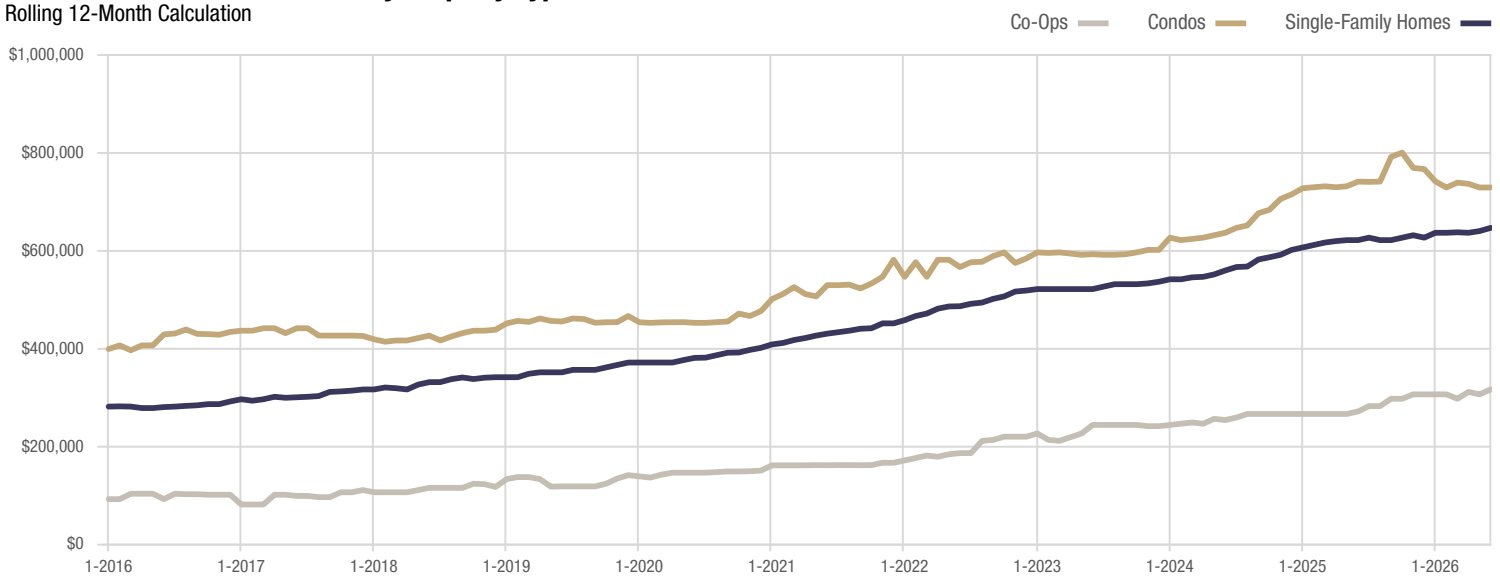
Condos	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	44	**42**	- 4.5%
Closed Sales	2	**6**	+ 200.0%	34	**38**	+ 11.8%
Days on Market Until Sale	24	**36**	+ 50.0%	43	**33**	- 23.3%
Median Sales Price*	$939,995	**$812,500**	- 13.6%	$739,500	**$727,500**	- 1.6%
Percent of Original List Price Received*	101.3%	**104.1%**	+ 2.8%	101.8%	**99.8%**	- 2.0%
Inventory of Homes for Sale	5	**6**	+ 20.0%	7	**6**	- 14.3%

Co-Ops	June			Last 12 Months		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	1	**0**	- 100.0%	10	**9**	- 10.0%
Closed Sales	2	**1**	- 50.0%	9	**6**	- 33.3%
Days on Market Until Sale	98	**47**	- 52.0%	82	**67**	- 18.3%
Median Sales Price*	$290,000	**$320,000**	+ 10.3%	$270,000	**$315,000**	+ 16.7%
Percent of Original List Price Received*	99.9%	**97.0%**	- 2.9%	100.9%	**94.0%**	- 6.8%
Inventory of Homes for Sale	1	**3**	+ 200.0%	2	**2**	0.0%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of July 8, 2026. All data from OneKey® MLS. Report © 2026 ShowingTime Plus, LLC.